



17 Dunchurch Hall, Dunchurch, Rugby, Warwickshire, CV22 6PD

A spacious, two-bedroom ground floor apartment overlooking beautiful courtyard gardens within walking distance of local shops.

- Entrance Hall**
- Shower Room**
- Sitting Room**
- Dining Room**
- Kitchen**
- Two Double Bedrooms**
- Bathroom**
- Garage**
- Patio Garden**
- 150 year lease from 1997**
- No Ground Rent**
- 55+ Age Covenant**

The Property

17 Dunchurch Hall is a two-bedroom ground floor apartment with views over both the courtyard gardens and former playing fields.

The entrance hall benefits from plenty of storage and leads to a large hallway with doors to all main rooms. There is a WC / cloakroom off the entrance hall and a door to the second bedroom with fitted wardrobes. The master bedroom with en-suite bathroom also has multiple fitted wardrobes and is placed off the hallway.

The large sitting room has double doors at either end leading to the dining room and the light and airy garden room, The garden room has access to the patio garden and estate grounds. The kitchen has a range of floor and wall units, a built in oven and hob, integrated dishwasher and refrigerator. A serving hatch which goes through to the dining room.

There is electric radiator heating and double glazing throughout.

A single garage, with light and power, is located in a block nearby.

Guide Price: £385,000 (Leasehold)

Directions to Dunchurch Hall

From the centre of Rugby and the main one way system where the main A426 north/south and the A428 east/west meet, take the A426 south (Dunchurch Road) towards Dunchurch. Pass the B4429 on your left and continue into the Rugby Road.

In the centre of Dunchurch cross over the B4429 Daventry Road into the Southam Road and the development will be found in a short distance on your left.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01788 814247/ 07384110145 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



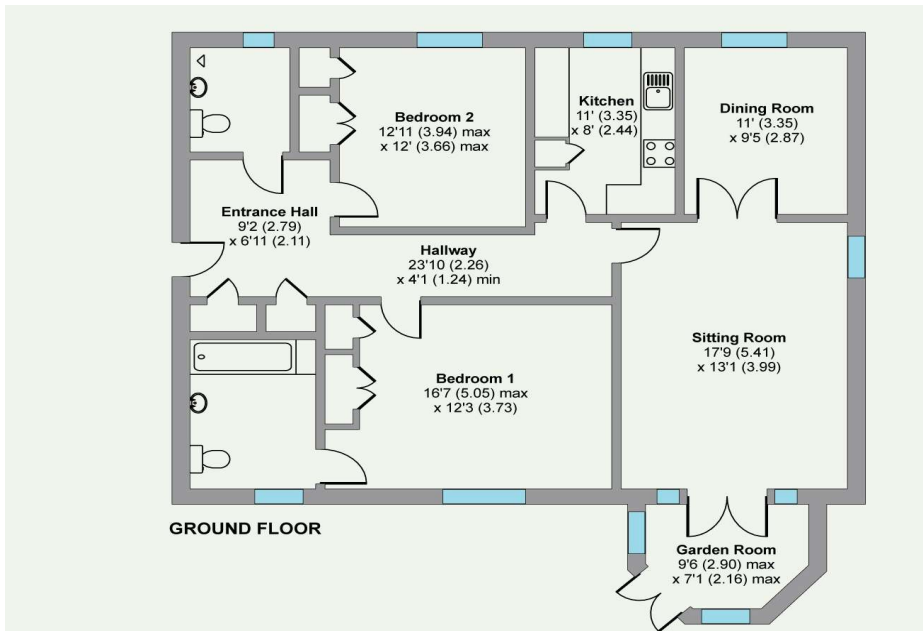
Bedroom 1



Bedroom 2



Bathroom



Estate Ground

Approximate Gross Internals: 110.8 m² / 1193ft² Service Charge: £8128 pa Energy Performance Rating: (D) Council Tax Band:F

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Dunchurch Hall

Originally built as a hunting lodge for the Duke of Buccleuch in 1840, the hall and stable blocks of Dunchurch Hall have now been converted into apartments and cottages, with other cottages built on either side as wings to the main house. The estate has more than 10 acres of landscaped grounds, including an old cricket pavilion that is used for social and other occasions, and beyond the grounds there is access to a private nature conservation area with a large fishpond.

The estate is just a few minutes' walk from the centre of Dunchurch, known for its half-timbered houses and thatched roofs, and it offers a good variety of shops, pubs and restaurants in addition to services such as a chemist, post office, doctor's surgery, dentist and library. Rugby is just three miles away for major shopping and a mainline station. Local days out could include a visit to Coombe Country Park with its 500 acres of beautiful gardens and woodland, a look around the aircraft and aero engines on display at Midland Air Museum, or a walk in amongst the 14th-Century ruins at Caludon Castle Park, all of which are less than 12 miles from the estate.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



28 PROPERTIES
BUILT 1997-2006

GUEST
SUITE

LAUNDRY
FACILITY

MINIBUS
SERVICE

RESIDENT
ESTATE
MANAGER

GARDENER

ALLOTMENTS



10 ACRES



SOCIAL
SPACE



Dunchurch Hall Gardens



Dunchurch Village



Caludon Castle Park



Rugby Town Centre

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Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

